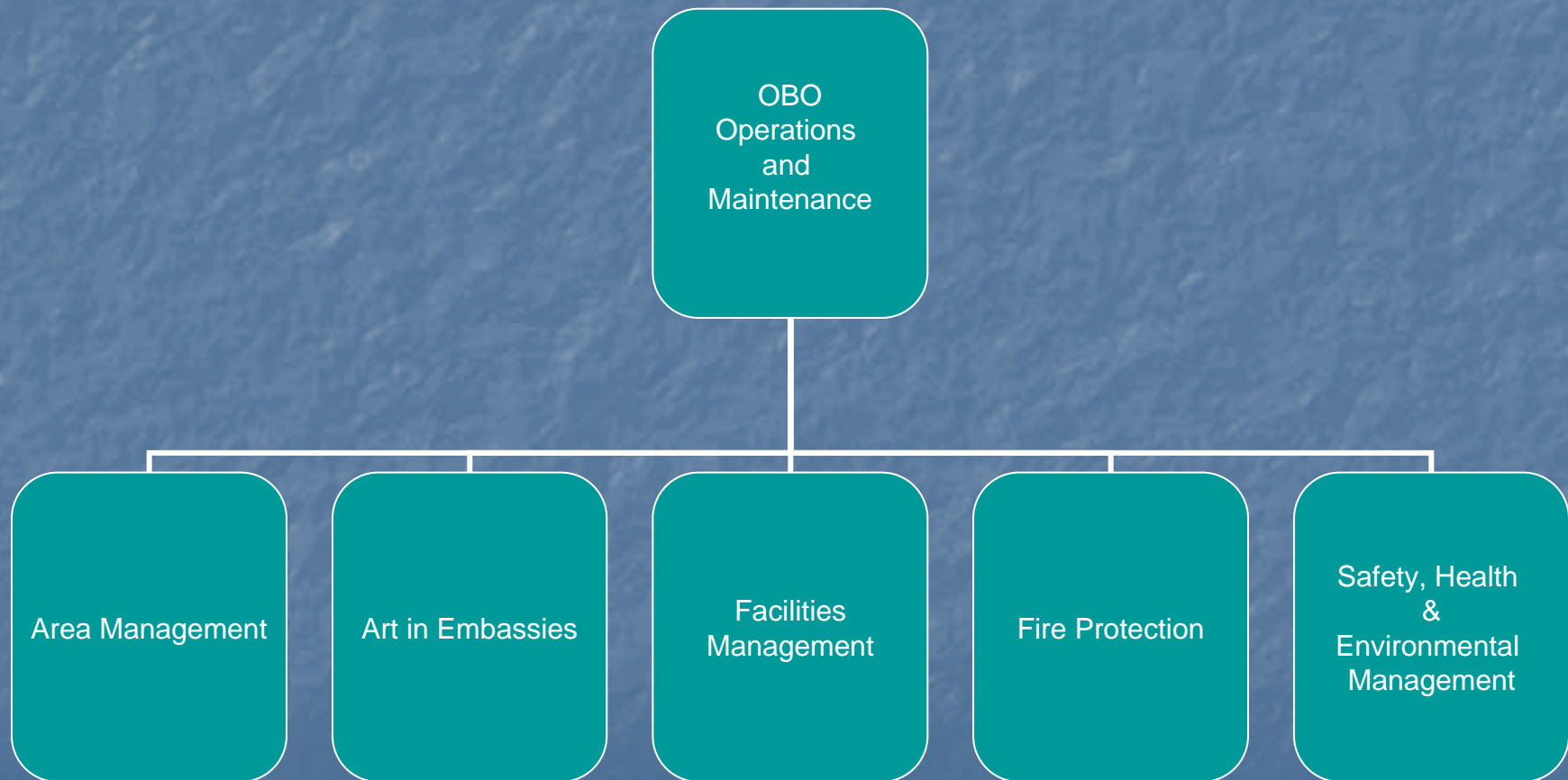


# OBO Operations and Maintenance Office

Mission: To serve as the main Point of Contact for overseas posts for OBO-related issues dealing with facilities management, safety, health, environmental management, fire protection, residential and functional furnishings

# Operations & Maintenance



# Area Management

- Provides comprehensive and timely customer support to posts for OBO-related issues
- Manages OBO accounts dealing with leasehold costs, special rehabilitation projects, general maintenance programs, and specific maintenance & repair projects
- Prioritizes maintenance & repair projects
- Represents Foreign Service interests and priorities to OBO



# Art in Embassies

- Promotes dialogue through the international language of art, leading to mutual respect and understanding between diverse cultures
- Procures art in a variety of media and styles from leading sources, including U.S. museums, corporations and private collectors
- Curates exhibitions and manages and exhibits more than 3,500 original works of art by American artists, displayed in the public rooms of some 180 U.S. Embassy Residences and diplomatic missions worldwide
- Through exhibitions, publications and the American Artist Abroad program, assists U.S. ambassadors with multi-functional outreach in the host country's educational, cultural, business, and diplomatic communities

# Safety Health & Environmental Management

- Minimizes risk to life, health, and safety for all overseas DOS employees, family members, employees, and building visitors
- Monitors implementation of applicable safety, health and environmental regulations and legislation
- Integrates life, health, and safety principles and standards into the structure of all overseas posts

# Fire Protection

- Manages fire protection programs and standards to reduce the loss of life, property, and functionality due to fires in overseas facilities
- Establishes fire, life, and safety standards, policies and procedures
- Monitors and assists with maintaining fire protection systems and their functionality
- Replaces fire alarm detection systems in principal buildings as needed
- Manages OBO-wide emergency response plans



# Fire Protection Business Opportunities

## Current IQC Contracts

## Expires

- |  |             |
|--|-------------|
| ■ Fire Extinguishers                             | May 2010    |
| ■ Fire Extinguisher Training                     | July 2010   |
| ■ Fire Protection Planned Maint.                 | August 2011 |
| ■ Fire Alarm Installation - Task Orders Annually |             |

# Facilities Management

- Provides American Facility Managers, technical assistance, and support services for managing and maintaining overseas facilities
- Manages specialized programs addressing roofs, generators, power conditioning equipment, elevator systems, small renovation projects and hazardous materials abatement
- Develops policies and maintenance staffing requirements for the efficient operation of overseas facilities and evaluates post facilities operations to determine maintenance and repair needs



# FAC Business Opportunities

- Current types of IQCs managed by OM/FAC:
  - Roof Design & Inspection
  - Roof Repair & Replacement
  - Elevator Repair & Replacement
  - Asbestos Abatement
  - Water Treatment
  - Utility Rate Metering Studies
  - Energy Savings Performance Contracts
  - Maintenance & Repair in Post Communications Centers
  - Small Projects Design & Construction

# Points of Contact: I

- Art in Embassies – Anne Johnson 703-875-4198
- Area Management – Elizabeth Sines 703-875-6867
- Safety & Health – Claire Huson 703-875-4137
- Fire Protection – Bruce Sincox 703-875-6983
- Facilities Management – Individual Program Managers

# Points of Contact: II

## Facilities Management Program Managers:

- Roofing – Sheila Feddis 703-452-8947
- Elevators – Dick Cheslock 703-452-8851
- HAZMAT/Environmental – Al McGrath 703-452-8763
- Utility Mgmt – Ernie Airgood 703-452-8837
- Energy Performance – Larry Silverio 703-452-8783
- M&R in Classified Areas - Ernie Airgood 703-452-8837